



## **FY 2020 Annual Action Plan**

### **Executive Summary**

#### **AP-05 Executive Summary - 91.200(c), 91.220(b)**

##### **1. Introduction**

The City's central long-term community development goal is to focus resources on community needs, particularly the comprehensive revitalization of distressed areas and areas with high levels of poverty. These goals address affordable housing, homelessness, community development and non-homeless special needs. The City of Tucson's FY 2020 Annual Action Plan, Year Five of the FY 2016-2020 Consolidated Plan, details the goals and funding priorities to continue the City's efforts in improving the quality of life for Tucson's low- and moderate-income residents through enhancing the physical environment as well as providing direct benefits that will result in expanded housing opportunities and improved quality of life.

Subject to approval by the Department of Housing and Community Development (HUD) of the FY 2020 Annual Action Plan, the City of Tucson will receive the following federal funds for Program Year 5 (July 1, 2019 through June 30, 2020). These amounts are based on FY 2019 and subject to change when FY 2020 allocations are announced by HUD.

Community Development Block Grant (CDBG) funds - \$5,518,866. The primary objective of the CDBG program is the development of viable urban communities through the provision of improved living environments, expansion of economic opportunity and decent housing. Funds are intended to serve low and moderate income residents and areas.

Home Investments Partnerships (HOME) funds - \$3,508,146. (City/County Consortium Amount). The HOME program is dedicated to increasing the availability as well as the access to affordable housing for low income households.

Emergency Solutions Grant (ESG) funds - \$448,878. The purpose of the ESG program is to assist individuals and families regain housing (temporary and permanent) after experiencing a housing crisis or homelessness

Housing Opportunities for People with AIDS (HOPWA) funds - \$589,416. HOPWA funds may be used for a wide range of housing, social services, program planning, and development costs for the benefit of individuals living with HIV/AIDS and their families.

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

In general, HUD resources must be used to benefit low and moderate income (low-mod) households and neighborhoods. To address infrastructure, facility, housing and services needs using HUD funding, the City of Tucson established goals and objectives in the 2015-2019 Consolidated Plan to address the following needs:

Affordable Rental Housing, Affordable Owner Housing, Homelessness, Human Services, including employment and training supports, Economic Development, Neighborhood Revitalization, Public Facilities and Infrastructure; and Special Needs Populations.

These objectives require specific actions that expand and preserve affordable housing, revitalize low and moderate income neighborhoods, and promote fair housing choices. For example, the City funds Housing Rehabilitation through a Request for Proposal process for housing rehabilitation services to low/moderate income home owners. The outcome will maintain affordable owner housing and neighborhood revitalization. Also, the City will continue to make available HOME funds to applicants seeking Low-income Housing Tax Credits (LIHTC) from the State of Arizona Department of Housing (ADOH) for other Affordably rental housing projects. The outcome of these projects will result in increased affordable housing units through single and multi-family new construction. In addition, human/public service projects will be funded with CDBG to address homelessness and crisis assistance and prevention.

## **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The performance of programs and systems are evaluated annually in the City's Consolidated Annual Performance and Evaluation Report (CAPER) which provides details for the projects and programs completed in the past year. The CAPER completed in September of 2017 evaluated Tucson's performance for FY 2017 which was Year Two of the FY 2016-2020 Consolidated Plan. City of Tucson CAPERs for previous years are available for viewing at <https://www.tucsonaz.gov/hcd/reports>.

The City of Tucson evaluates its past performance every year as part of the Consolidated Annual Performance and Evaluation Report (CAPER) as required by HUD. The FY2017 CAPER was completed in September of 2017 and evaluated the City of Tucson's performance for FY2017 (July 1, 2016 to June 30, 2017, Year 2 of the FY 2016 FY 2020 Consolidated Plan). The past performance of the City of Tucson is reflected in the CAPER. This information indicates performance levels for many categories exceeded the goals established in the FY 2016-FY 2020 City of Tucson Consolidated Plan.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

On February 21, 2019, the City of Tucson published legal advertisements in the local newspaper, to provide public notice of entitlement funding and the planning process, and to solicit public comment and stakeholder participation in the Annual Action Plan Public Meeting (Attachment 1). The 30-day public comment period for the draft FY 2020 Annual Action Plan was March 12, 2019 to April 11, 2019. A public meetings was held March 12, 2019. A public hearing before the City of Tucson Mayor and Council was held [to be determined]. Comments regarding the draft Annual Action Plan were accepted during the public comment periods, the public meetings, and the public hearing. The City also posted the public notices, the meeting notices, and the draft plan on the City's web site and on social media and sent an email outlining this information to over 400 email addresses comprised of various neighborhood, community, and social service agency representatives.

Feedback received from the public process was posted on the HCD web site.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

A total of xx persons attended and xx spoke at the public meeting March 12, 2019. A summary of the public meetings is provided as Attachment 2.

At the March 12, 2019 public meeting the speakers' [to be determined].

The City of Tucson received xx written comments at the public meetings and xx emailed comment. The written comments addressed [to be determined].

A summary of the public comments is provided as Attachment 3.

Mayor and Council held a public hearing [to be determined]. There were no speakers and no comments were submitted.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments were accepted.

## **7. Summary**

The City of Tucson conducted one public comment period, one public meeting, and one public hearing with notice provided in English and Spanish in the local newspaper. Notice was also provided through social media, and via a mass emails to local public service organizations and neighborhood groups. Information on the Annual Action Plan and the planning process was provided at the public meetings. Spanish language translators were available at the public meetings and the public hearing. Following the Annual Action Plan presentation City of Tucson staff responded to comments and questions from those in attendance. A total of xx written/emailed comments were received during the public comment periods and the public hearing.

## PR-05 Lead & Responsible Agencies - 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
CDBG Administrator	TUCSON		Housing and Community Development Department
HOPWA Administrator	TUCSON		Housing and Community Development Department
HOME Administrator	TUCSON		Housing and Community Development Department
ESG Administrator	TUCSON		Housing and Community Development Department

Table 1 – Responsible Agencies

### Narrative

In 1992 the City of Tucson and Pima County formed a HOME consortium and with this designation are required to coordinate on consolidated planning and reporting activities. The City of Tucson Housing and Community Development Department (HCD) is the lead agency for the development of the Consolidated Plan and with respect to the implementation of the annual HOME Investment Partnership Program (HOME). The City of Tucson and Pima County Consolidated Plan is carried out through individual Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan.

### Consolidated Plan Public Contact Information

City of Tucson

Housing and Community Development Department

Annual Action Plan  
2019  
Draft date March 8, 2019

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DRAFT

Annual Action Plan  
2019  
Draft date March 8, 2019

## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

During the development of the 2015 - 2019 Consolidated Plan, the City of Tucson and Pima County jointly held 14 Consolidated Plan Forums. Members of the public were invited to attend and participate in forum discussions. The forums were attended by 106 individuals representing 48 nonprofit organizations and units of government, 14 members of the public, and 16 private-sector representatives. City staff also attended eight neighborhood association meetings to present the consolidated plan process. 110 citizens attended these meetings and 70 of them participated in a survey. Consultation and citizen participation comments from the forums and the neighborhood associations were collated with analyzed data to identify priorities.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

In the process of developing the Consolidated Plan, the City of Tucson and Pima County provide opportunities (i.e. public meetings and forums) for representatives of a variety of agencies to gather to discuss issues, problems and solutions. These meetings act as an impetus to improve understanding and coordination. Numerous groups have ongoing discussions, including those that represent poverty-level households, elderly people, and people with special needs and disabilities. The City and County remain involved in these discussions and some are sponsored or facilitated by the City and/or County.

The City and County specifically held a forum focused on Healthy Communities, which included a public health discussion by the Pima County Health Department and the possible methods for enhancing coordination of services among and between housing providers and health service agencies.

In addition, the City and County sponsor regular training opportunities during which stakeholder agencies gather to discuss and coordinate activities around program-specific and generic topics. The City and County are also working more closely with the Pima County Health Department to coordinate health and housing activities. One example is the assessment of emergency and transitional shelters that was followed by coordinated funding to enhance the environment in these facilities.

In the early part of 2016, the City of Tucson also updated its Human Services Plan which sets priorities for funding for Public/Human Service projects which utilized CDBG, ESG, and City General Funds. Citizens, government staff and non-profit agencies attended a meeting to prioritize the urgent needs of the community. Two additional meetings were held with government representatives and citizens to

discuss the results of the first meeting plus an invitation was sent to over 500 emails comprised of government representative, citizens and agencies requesting that they participate in an online survey regarding Human Services priorities. Over 120 people completed the survey. A final meeting was held to rank the priorities. A Human Services plan was drafted outlining this process and the results.

On April 5, 2016, the Human Services Plan was presented to Mayor and Council for review. At the meeting, Mayor and Council passed by a roll call vote of 7 to 0, to adopt Resolution No. 22550, with an amendment to the Human Services Plan that would retain the current funding for the first year of the Plan, and implement the new funding for the remainder of the Plan. This included postponing implementation of this plan until FY 2018. A copy of this Human Service Plan is attached as Appendix C.

On October 16 and October 22, 2018 staff conferred with Mayor and Council representatives to develop Human Services goals and priorities for FY 2020 within the structure of the Human Services Plan including \$734,276 in CDBG funding, \$421,176 in ESG funding, as reflected in this plan, and \$1,472,410 in City of Tucson General Fund funds. The City of Tucson issued a Human Service/Public Service request for proposals November 8, 2018. Technical Assistance sessions were held on November 16, and November 27, 2018. A total of 53 persons attended the meetings. Applications were accepted from November 8, 2018 to January 9, 2019. A total of 78 applications were received.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of Tucson and Pima County work collaboratively with the Tucson Pima Collaboration to End Homelessness (TPCH). TPCH is the Continuum of Care Regional Committee on Homelessness, a planning entity made up of local stakeholders convened for the purpose of ensuring that homeless planning is coordinated across municipalities and agencies. The Continuum of Care is the methodology followed by organizations utilizing HUD funding to address the needs of individuals and families experiencing homelessness. TPCH has included health care in their strategic plan to take advantage of potential partnerships among federal agencies and identified an increasing need to fund mental health diagnosis and permanent supported housing for domestic abuse survivors.

The City of Tucson has applied to become the Collaborative Applicant for the Continuum of Care. A decision is expected March 14, 2019.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**



The City of Tucson and Pima County participate in the TPC Emergency Solutions and Performance Evaluation and Monitoring working groups. The Emergency Solutions working group provides an avenue for the City of Tucson and Pima County to obtain input into the distribution of ESG funds, and members of the working group assist with the City of Tucson and Pima County application review when no conflict of interest exists. The Performance Evaluation and Monitoring working group establishes performance standards, establishes at least three performance measures for each contract, and reviews quarterly reports to evaluate outputs and outcomes. The HMIS system is administered by Pima County. The City of Tucson allocates a portion of their ESG funds to support Pima County's administration of HMIS.

On February 9, 2017 the City distributed a survey questions to members of the local Continuum of Care requesting comments regarding the following related to homelessness:

- Prioritizing the Consolidated Plan Goals and Priorities for FY 2018;
- List and describe emerging needs that should be addressed in FY 2018;
- Provide examples of best practices for measuring effectiveness of homeless services programs; and
- Give examples of agency surveys used to measure client satisfaction.

## **2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	City of Tucson
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency groups and organizations typically include entities seeking funding from CDBG and ESG. Most if not all participated during available public meetings or technical assistance workshops.
2	<b>Agency/Group/Organization</b>	PIMA COUNTY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Other government - Local Grantee Department

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Pima County, along with City of Tucson coordinated 14 Consolidated Plan Forums. This government department helped facilitate the forums, participated actively and then assisted in analyzing the data to determine the priorities. Conferred regarding preferred underlying assumptions for administration of the HOME program.
3	<b>Agency/Group/Organization</b>	Pima County Health Department
	<b>Agency/Group/Organization Type</b>	Health Agency Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in Consolidated Plan Forums. COT participated on Pima County Health Department Pay for Success Steering Committee. The Health Department assisted in discussions regarding health hazards in homes and among special populations including people living in poverty.

4	<b>Agency/Group/Organization</b>	COMMUNITY HOME REPAIR PROJECTS
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in Consolidated Plan Forums, and Annual Action Plan public meetings. Conferred with COT to revise the Home Access Program (HAP). CHRPA provides emergency and non-emergency home repair for their clients including senior and persons with disabilities.

5	<b>Agency/Group/Organization</b>	DIRECT CENTER FOR INDEPENDENCE
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in Consolidated Plan Forums, and Annual Action Plan public meetings. Conferred with COT to revise the Home Access Program (HAP). DIRECT provides accessibility improvements for clients including senior and persons with disabilities.
6	<b>Agency/Group/Organization</b>	Alzheimer's Disease & Related of Southern Arizona
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in the public forums/ ADRSA provides services to persons experiencing Alzheimer's disease and other forms of dementia.
7	<b>Agency/Group/Organization</b>	CHICANOS POR LA CAUSA
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-homeless Services-Health Services-Education Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in Consolidated Plan Forums. Conferred with CLPC regarding the Oracle Choice Neighborhood Initiative/Oracle Area and the HUD EnVision Demonstration project. CLPC provides housing and health, services and economic development.
8	<b>Agency/Group/Organization</b>	COMMUNITY FOOD BANK
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in Consolidated Plan Forums, and Annual Action Plan public meetings. Regional organization that manages the area food bank and provides education on nutrition and food production.

9	<b>Agency/Group/Organization</b>	Esperanza en Escalante
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in Consolidated Plan Forums. Conferred with COT regarding use of HOME and project based vouchers related to housing homeless veterans. EEE has inquired about HOME for gap funding in LIHTC applications. EEE provides assistance to veterans including housing, case management and other services.
10	<b>Agency/Group/Organization</b>	HABITAT FOR HUMANITY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Education Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy Lead-based Paint Strategy



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in public meetings, and Annual Action Plan public meetings. Conferred with COT regarding use of HOME for homeownership development down payment assistance. Habitat provides repairs to existing dwellings and new construction of homes for low income families.
11	<b>Agency/Group/Organization</b>	PIMA COUNCIL ON AGING
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in Consolidated Plan Forums, and Annual Action Plan public meetings. Conferred with COT regarding achieving AARP Age Friendly Community Designation. Pima Council on Aging provides services and advocacy for independence in the lives of Pima County older adults and their families.

12	<b>Agency/Group/Organization</b>	PRIMAVERA FOUNDATION
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in Consolidated Plan Forums. Conferred with COT within the Tucson/Pima County Coalition to End Homelessness (TPCH) ESG subcommittee. The Primavera Foundation provides pathways out of poverty through safe, affordable housing, workforce development and neighborhood revitalization.

13	<b>Agency/Group/Organization</b>	SOUTHERN ARIZONA AIDS FOUNDATION, INC.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in Consolidated Plan Forums. Have discussed leasing COT EI Portal units for SAAFs state-funded homeless program. Southern Arizona Aids Foundation provides case management and ancillary support services for people living with HIV, AIDS and their families.

14	<b>Agency/Group/Organization</b>	CODAC BEHAVIORAL HEALTH SERVICES
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in forums. CODAC provides primary care and general wellness for those experiencing mental illness, substance use disorder and/or trauma.
15	<b>Agency/Group/Organization</b>	OLD PUEBLO COMMUNITY SERVICES
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participated in Consolidated Plan Forums, and Annual Action Plan public meetings. Conferred related to path for re-entry population leaving transitional housing.
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### **Identify any Agency Types not consulted and provide rationale for not consulting**

During the Consolidated Plan development, there were no specific agency types that were not contacted. Any agency that responded was able to participate in the process.

For the Annual Action Plan, any agency or citizen that requested consultation on the direction and rationale of the plan, were responded to. More detail is provided under AP-12 of this plan.

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### Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Tucson Pima Collaboration to End Homelessness	The City of Tucson is one member of the Continuum of Care, which is operated by the Tucson Pima Collaboration to End Homelessness. All Consolidated Plan goals related to homelessness overlap the goals of the Continuum of Care.
City of Tucson General Plan	City of Tucson	The City's General Plan, Plan Tucson, supports a framework of local policies that can significantly and positively impact housing and other needs of LMI residents and neighborhoods. The City's expectations are focused on sustainability, reserving land for economic development, and revitalization. Plan Tucson includes 4 focus areas including social, economic, natural and built environments. Many of the Plan Tucson goals and policies are inter-related with Consolidated Plan goals and policies.
City of Tucson Housing Community Dev. PHA Plan	City of Tucson Housing & Community Dev. Dept.	HCD is both the Public Housing Authority and the Community Planning and Development Agency. The Community Planning Division, which is responsible for the development and implementation of the Consolidated Plan works closely with the PHA division in a joint effort to address the housing needs of the community.
Choice Neighborhoods	City of Tucson	The Oracle Choice Neighborhood Initiative will develop a comprehensive neighborhood Transformation Plan to guide the revitalization of Tucson House, the City of Tucson's largest public housing asset, while simultaneously directing the transformation of the surrounding neighborhood.
Oracle Area	Rose Center for Public Leadership in Land Use	The Fellowship Program provided recommendations to improve community engagement, corridor identity, and pedestrian safety in the Oracle Area.
Community Based Crime Reduction Initiative	Arizona State University School of Social Work	This initiative will support research, planning, and implementation activities to address social drivers of crime within an area that is largely coincident with the Oracle Area.

**Table 3 – Other local / regional / federal planning efforts**

## Narrative

**Cross-Departmental Services Coordination:** If feasible, the PHA is coordinating with other City Departments that provide services to low-income residents. The goal is develop a system for streamlining the eligibility processes for City assistance, collect accurate demographic information related to low-income resident needs, and provide existing City services comprehensively and efficiently. The cross-departmental team is evaluating a one-stop program eligibility process administered by the PHA that would allow low-income residents to sign up annually for multiple services offered by the City including discounts for public transportation.

**Community Planning Efforts focused on seniors:** On September 7, 2016 Mayor and Council adopted Resolution #22621 related to Tucson's Designation as a World Health Organization (WHO) Age Friendly City. The PHA participates in the planning process that is focused on the needs of seniors. This effort will result in a plan that incorporates benchmarks that can be used to set goals for Tucson's AARP Plan and to measure progress in meeting those goals. The livability issues listed below were identified by a national AARP survey and are consistent with the goals of the PHA:

1. Easy access to health care and supportive services
2. More housing options, affordable housing including accessory dwelling units, and active/assisted living communities
3. Accessible and affordable public transportation
4. Increased police presence and communication between police and community residents
5. Housing located close to stores, transportation, health care facilities and other community services

AARP has developed a "Livability Index" that assesses seven broad categories of community livability: housing, neighborhood, transportation, environment, health, engagement, and opportunity. Future housing RFP's issued by the City will require the applicant to identify which livability category their proposal serves, and will also incorporate the AARP Livability Index into assessment of proposals.



## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The City of Tucson began the citizen participation and consultation process by placing a public notice advertisement for the March 13, 2018 public meeting and the 30-day public comment period in the local newspaper (the Arizona Daily Star) on February 26, 2018, and March 5, 2018. The public comment period ran from March 12, 2018 to April 11, 2018. The City posted public notice for the 30 day public comment period and the public meeting on the City's website and on social media. The City also sent an email outlining this information along with a request for comments to over 400 email addresses comprised of neighborhood association members, government representatives, and nonprofit/agency representatives.

The above process was repeated when the entitlement allocations were announced with a second public notice period from May 11, 2018 to June 10, 2018, and a second public meeting May 30, 2018.

The Mayor and Council held a public hearing June 19, 2018. There were no speakers and no comments recieved. Mayor and Council approved the Annual Action Plan with adoption of Resolution No. 22887, provided as Attachment 5.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The public meeting was on March 12, 2019. xx persons attended. A total of xx comments were received; xx spoken and an xx written.</p>	<p>Summary of comments can be located in Attachment 3.</p>	n/a	
2	Newspaper Ad	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The 30 day comment periods for the draft FY 2020 Annual Action Plan was March 8, 2019 to April 7, 2019.</p>	<p>Summary of comments can be located in Attachment 3</p>	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	TBD Mayor and Council Public Hearing.	There were no speakers and no comments received.	n/a	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

The City of Tucson Department of Housing and Community Development funds numerous nonprofit organizations and may fund other City of Tucson departments. For most programs organizations and activities are selected annually through a competitive request for proposals process.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	5,518,866	50,000	0	5,568,866	0	Community Development Block Grant (CDBG) funds may be used for a variety of activities that meet the needs of low and moderate income residents and communities. Eligible activities are public services, economic development, and capital improvements such as infrastructure, facilities, and housing. Each activity must meet a HUD objective.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,508,146	500,000	0	4,008,146	0	HOME Investment Partnership Program (HOME) resources may be used to benefit low and moderate income owners and low income renters through housing rehabilitation, acquisition, and new construction activities or by providing tenant-based rental assistance. The City and County will set aside CHDO project funding and solicit CHDO applications, certifying projects and CHDO eligibility on a per project basis. The County will divide HOME funds between rental and home owner programs and the City intends to set aside HOME project funds giving first priority to applicants seeking Low-income Housing Tax Credit (LIHTC) Funds from the State of Arizona Department of Housing. The 2015 HOME program Procedures Manual provides detail on the City and County HOME application process: <a href="http://www.tucsonaz.gov/hcd/affordable-housing-opportunities">www.tucsonaz.gov/hcd/affordable-housing-opportunities</a>

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	589,416	0	0	589,416	0	The Housing Opportunities for Persons with HIV/AIDS and their Families (HOPWA) program funds housing assistance and support services for low-income persons with HIV/AIDS and their families. HOPWA funds are administered by the Southern Arizona AIDS Foundation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	448,878	0	0	448,878	0	The Emergency Solutions Grant (ESG) program provides funding to: 1) engage homeless individuals and families living on the street; 2) improve the number and quality of emergency shelters; 3) help operate shelters; 4) provide essential services to shelter residents; 5) rapidly re-house homeless individuals and families; and 6) prevent families and individuals from becoming homeless. Activities are selected in cooperation with the Tucson Pima Collaboration to End Homelessness.
Section 108	public - federal	Economic Development Public Improvements	0	0	0	0	0	The City of Tucson Office of Economic Initiatives previously facilitated HUD CDBG Section 108 loan transactions. City of Tucson funding for this program has expired and will not be renewed.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Acquisition Conversion and rehab for transitional housing Homebuyer assistance Housing Multifamily rental new construction Multifamily rental rehab	0	0	0	0	0	The National Housing Trust Fund (HTF) is a permanent federal fund authorized by the Housing and Economic Recovery Act of 2008. It is intended to provide grants to States to increase and preserve the supply of rental housing for extremely low and very low income families, including homeless families, and to increase home ownership for extremely low and very low income families. No Funding for Year 5.

Table 2 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City of Tucson and Pima County formed a HOME consortium in 1992 with the City of Tucson as the lead agency. Of the HOME funding provided, 10% is set aside for administration and 15% is set aside for Community Housing Development Organizations (CHDO) equating to \$373,197 for the City of Tucson and \$153,025 for Pima County. The City of Tucson will allocate \$1,000,000 to rental rehabilitation and \$551,669.50 to rental development, with a priority given to applicants seeking Low-income Housing Tax Credit (LIHTC) Funds from the State of Arizona Department of Housing. The City will set aside an additional \$300,000 for Homeownership down payment assistance.



Pima County will allocate \$200,000 of their funding for Homeownership down payment assistance, \$180,000 for home ownership and preservation, \$50,000 for Tenant Based Rental Assistance (TBRA) and \$349,440 for rental development. Both programs will provide 25% HOME Program match as required. The City of Tucson will satisfy their match requirement using general funds, contributions from the City of Tucson Housing Trust Fund, non-federal sources of cash invested in projects and the value of savings on below market interest rate loans. HOME funds will also be leveraged with Low Income Housing Tax Credit (LIHTC) Investment Rental Projects. Pima County will provide match through Pima County G.O. Bonds for Affordable Housing and matching funds for Down Payment Assistance through Federal Home Loan Bank (FHLB) grant.

City of Tucson: ESG match requirement is satisfied with a one-to-one award value from allowable costs incurred by the sub-grantee of non-Federal funds, cash donations from non-federal third parties and/or the value of a third party in-kind contributions.

General Fund: The projected city budget commits approximately \$1,472,410 from the city's General Fund for Human services programs. Funds are granted to agencies through a competitive Request for Proposal process. Competing agencies must provide support services to low income households. Grant contracts can be renewed on a year to year basis not to exceed five years.

Housing Choice Voucher: The Public Housing Authority administers the Section 8 Housing Choice Voucher program which provides rent subsidies to approximately 5,654 households within the City of Tucson and Pima County including 877 administered for Pima County, 636 HUD VASH vouchers for Veterans, 150 Family Unification Vouchers, and 46 Moderate Rehabilitation program units. The City anticipates \$32 million in Housing Choice Voucher (Section 8) funding for FY 2020.

The City of Tucson previously qualified for the Section 108 loan guarantee assistance program for \$20 million dollars in guaranteed loan funds. These funds can be used to for individual projects that will have positive economic and community development benefits, including job creation. The City received HUD approval for an \$8 million hotel project. Construction of this hotel began in 2016 and was completed in 2017. The balance of the loan pool expired in 2017. There we be no new projects for fiscal year 2020.

Public Housing: The Public Housing Authority administers the public housing program of 1,505 scattered site units. For FY 2020, federal funds of approximately \$11 million will be allocated to administer this program. The PHA will also receive approximately \$1.3 million in Capital Funds to help cover the costs of maintaining these dwellings.

Additional non-entitlement funds anticipated for Program Year 5: Continuum of Care funding to the City of Tucson - \$2,294,882 out of

\$8,574,348 awarded in Pima County.

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**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City of Tucson has available multiple parcels of land that may be developed to provide housing and facilities for the benefit of low and moderate income people and neighborhoods. As available, an Request for Proposals process will occur that will provide opportunities for private and nonprofit developers to participate in the development of these parcels.

## **Discussion**

**Analysis of PHA portfolio and options:** The City of Tucson is in the process of completing an analysis of the Public Housing portfolio to identify strategies for long-term viability. Issues under evaluation include: 1) funding sources; 2) financing mechanisms; 3) rent structures; 4) capital and structural improvements; 5) property mix and geographic distribution; 6) operations costs, energy costs and management efficiencies; 7) neighborhood context and revitalization initiatives; 8) coordination of City services for low-income residents; and 9) maintaining the one-for-one replacement of any units that are removed from the public housing portfolio.

**Oracle Choice Neighborhoods and Related Initiatives:** In 2016, 2017, and 2018 the City of Tucson applied for Choice Neighborhoods Planning and Action Grants from the U.S. Department of Housing and Urban Development (HUD). The Choice Neighborhoods application, known as the Oracle Choice Neighborhoods Initiative (OCNI) encompasses 2.6 square miles and includes Tucson House, a 408 unit, seventeen-story public housing facility serving elderly and disabled persons that represents 27% of the local PHA public housing portfolio. A physical needs assessment for Tucson House prepared in support of the OCNI resulted in a “severely distressed” designation, due to the antiquated physical systems in the building. Tucson House is located in a high-stress neighborhood with an adopted revitalization area plan, the Oracle Area Revitalization Project (OARP).

In September 2018 the City of Tucson was awarded a \$1.3 million Choice Neighborhood grant. The Oracle Choice Neighborhood Initiative will develop a comprehensive neighborhood Transformation Plan to guide the revitalization of Tucson House, the City of Tucson’s largest public housing asset, while simultaneously directing the transformation of the surrounding neighborhood.

In October 2017, the Arizona State University School of Social Work was awarded funding for a Community Based Crime Reduction initiative for the Oracle Area. This initiative will support research, planning, and implementation activities to address social drivers of crime within an area that is largely coincident with the OARP and OCNI area. The Rose Center for Public Leadership in Land Use, a program of the National League of Cities (NLC) in partnership with the Urban Land Institute (ULI) chose this same area for its 2018 Fellowship Program. The Fellowship Program provided recommendations to improve

community engagement, corridor identity, and pedestrian safety in the area (approximately 2/3 of renters in the area do not have access to a car).

The City of Tucson will allocate \$250,000 of CDBG funding for facilities and infrastructure projects to further implementation of recommendations from the Community Based Crime Reduction Initiative, the Rose Center Fellowship, and support the Oracle Choice Neighborhood Initiative.

**Energy Performance Contract:** The PHA has done some preliminary evaluations and is considering an energy performance contract for the entire portfolio of public housing.

**Rental Assistance Demonstration (RAD):** The PHA is continuing to investigate additional options for making the needed improvements to Tucson House, including evaluating the possibility of a Rental Assistance Demonstration (RAD) conversion.

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## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing Development	2015	2019	Affordable Housing Non-Homeless Special Needs	TUCSON, AZ Citywide	Decent Affordable Rental Housing	HOME: \$1,927,331	Rental units constructed: 73 Household Housing Unit
2	Owner-occupied Housing Rehabilitation	2015	2019	Affordable Housing Non-Homeless Special Needs	TUCSON, AZ Citywide	Decent Affordable Owner Housing	CDBG: \$1,687,263 HOME: \$180,000	Homeowner Housing Rehabilitated: 150 Household Housing Unit
3	Home Purchase Assistance	2015	2019	Affordable Housing	TUCSON, AZ Citywide	Decent Affordable Owner Housing	HOME: \$500,000	Direct Financial Assistance to Homebuyers: 85 Households Assisted
4	Rental Housing Rehabilitation	2015	2019	Affordable Housing Public Housing Non-homeless Special Needs	TUCSON, AZ Citywide	Decent Affordable Rental Housing	CDBG: \$1,000,000	Rental Units Rehabilitated: 26 Household Housing Units
5	Emergency Shelter	2015	2019	Homeless	TUCSON, AZ Citywide	Homelessness	ESG: \$150,000	Homeless Person Overnight Shelter: 181 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Rapid Rehousing/TBRA	2015	2019	Homeless	Citywide	Decent Affordable Rental Housing Homelessness	HOME: \$50,000 ESG: \$150,000	Tenant-based rental assistance / Rapid Rehousing: 73 Households Assisted
7	Homelessness Prevention	2015	2019	Homeless	TUCSON, AZ Citywide	Homelessness	ESG: \$50,000	Homelessness Prevention: 18 Persons Assisted
8	Outreach, Support Services and Case Management	2015	2019	Homeless	TUCSON, AZ Citywide	Homelessness	ESG: \$71,176	Other: 305 Other
9	Human and Public Services	2015	2019	Non-Housing Community Development	TUCSON, AZ Citywide	Human Services	CDBG: \$827,830	Public service activities other than Low/Moderate Income Housing Benefit: 1260 Persons Assisted
10	Facilities and Infrastructure	2015	2019	Non-Housing Community Development	TUCSON, AZ Citywide	Revitalization, Public Facilities & Infrastructure	CDBG: \$1,950,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10500 Households Assisted
11	Assistance for people with HIV/AIDS	2015	2019	Non-Homeless Special Needs	TUCSON, AZ Citywide	Decent Affordable Rental Housing Special Needs Populations	HOPWA: \$548,157	Housing for People with HIV/AIDS added: 292 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Administration	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	TUCSON, AZ Citywide	Decent Affordable Owner Housing Decent Affordable Rental Housing Economic Development Homelessness Human Services Revitalization, Public Facilities & Infrastructure Special Needs Populations	CDBG: \$1,103,773 HOPWA: \$41,259 HOME: \$350,815 ESG: \$27,702	Other: 14 Other

Table 3 – Goals Summary

## Goal Descriptions

1	Goal Name	Rental Housing Development
	Goal Description	The City of Tucson anticipates creating 60 new rental units with \$1,051,669 in HOME funds for Low-Income Housing Tax Credit (LIHTC) applications. Pima County anticipates creating 10 new rental units with \$349,440 in HOME funds. The City of Tucson and Pima County will set aside a combined \$526,223 of CHDO funding. This a high priority.

2	<b>Goal Name</b>	Owner-occupied Housing Rehabilitation
	<b>Goal Description</b>	<p>In FY 2020, the City of Tucson Home Owner Housing Rehabilitation program will be funded with \$1,687,263 CDBG. It is anticipated that 75 low-income home owners will be assisted with CDBG funds awarded based on an RFP issued in 2017.</p> <p>Pima County will continue a housing rehabilitation/replacement program model that will use \$180,000 HOME funds to leverage other resources to greatest extent possible.</p> <p>In 2016, the City of Tucson was awarded \$2,900,000 for Lead Paint Hazard Control and Healthy Homes programs to remove lead hazards in approximately 120 homes. The Lead Paint Hazard Control program will be completed during this fiscal year.</p> <p>General Funds of \$150,000 will be used to assist an estimated 500 low-income homeowners with emergency repairs through the Acute Emergency Home Repair Program.</p>
3	<b>Goal Name</b>	Home Purchase Assistance
	<b>Goal Description</b>	The City of Tucson will provide \$300,000 in home purchase assistance from the HOME program to assist 80 renter households become buyers. Pima County anticipates providing down payment assistance to 40 low-income households with \$200,000 in HOME funds. This is a low priority for the City and a high priority for Pima County.
4	<b>Goal Name</b>	Rental Housing Rehabilitation
	<b>Goal Description</b>	The City of Tucson will rehabilitate 26 City-owned Dodge El Portal low income rental units with \$1,000,000 of HOME funds.
5	<b>Goal Name</b>	Emergency Shelter
	<b>Goal Description</b>	The City of Tucson anticipates providing emergency shelter to 100 homeless people with ESG funding. This is a high priority. A list of agencies and programs that will be funded for FY 2020 is attached as appendix A.
6	<b>Goal Name</b>	Rapid Rehousing/TBRA
	<b>Goal Description</b>	<p>The City of Tucson will assist 49 households with ESG funds. A list of agencies and programs that will be funded for FY 2020 is attached as appendix A</p> <p>Pima County will assist 17 households with Tenant Based Rental Assistance using HOME funds.</p>



7	<b>Goal Name</b>	Homelessness Prevention
	<b>Goal Description</b>	The City of Tucson anticipates assisting 18 people with homeless prevention using ESG. This is a high priority. A list of agencies and programs that will be funded for FY 2020 is attached as appendix A.
8	<b>Goal Name</b>	Outreach, Support Services and Case Management
	<b>Goal Description</b>	The City of Tucson anticipates assisting 305 homeless people with outreach, support services and case management with ESG and general funds. This is a high priority. A list of agencies and programs that will be funded for FY 2020 is attached as appendix A.
9	<b>Goal Name</b>	Human and Public Services
	<b>Goal Description</b>	The City of Tucson anticipates assisting 1,260 low to moderate income people with non-housing needs using part of the City's CDBG public services set-aside and general funds. These funds will help support 32 programs including the Community Food Bank, Inc., homeless youth, job program for deaf/blind persons, mobile meals for elderly, elderly companion program, bridge to college for youth program, family caregiver assistance, early childhood development, job program for homeless adults, child care assistance, financial assistance for homeless youth, crisis assistance for persons experiencing domestic violence, home repair for elderly homeowners, after school programs, parent support. A list of agencies and programs that will be funded for FY 2020 is attached as appendix A. The below numbers don't include General Fund outputs.
10	<b>Goal Name</b>	Facilities and Infrastructure
	<b>Goal Description</b>	The City of Tucson will fund facility improvements under the City/County Safe, Healthy and Green facilities program in the amount of \$200,000, Choice Neighborhoods in the amount of \$250,000, and will fund ADA improvements to public infrastructure in the amount of \$1,500,000.

11	<b>Goal Name</b>	Assistance for people with HIV/AIDS
	<b>Goal Description</b>	The City of Tucson anticipates assisting 292 people with AIDS providing a variety of services related to economic opportunities, education and employment. An estimated 20 households will receive tenant based rental assistance in the Address Homelessness category. An estimated 65 households will be provided with Transitional Short term facility assistance, 150 households with short-term rent, mortgage and utility assistance and 57 households will be provided with permanent housing placement services including move in deposits and housing prescreen assistance. This is a high priority.
12	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	<p>The City of Tucson will spend the following on administration and planning activities:</p> <p>CDBG Administration is \$1,103,773 which includes \$37,500 for preparation of the 2020 to 2024 Consolidated Plan.</p> <p>The other administrative costs will be allocated by Program funding as follows:</p> <p>City of Tucson HOME Administration - \$263,111 and Pima County is \$87,704 for a total HOME Administration of \$350,815</p> <p>City of Tucson HOPWA Administration - \$41,259</p> <p>City of Tucson ESG Administration - \$27,702</p> <p>Administration funding supports 13.50 FTE</p>

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The 5-year Consolidated Plan serves as a guide for annual investments of City and County project funds. For each of the five years covered by the Consolidated Plan, each local government is required to prepare an Annual Action Plan that correlates with the needs, priorities and goals specified in the Consolidated Plan, showing how annual entitlement funds will be allocated to meet the overall 5-year goals.

The 5-year goals and activities are divided into six priority needs: 1) Affordable Owner Housing; 2) Affordable Rental Housing; 3) Homelessness; 4) Human Services and Economic Opportunities; 5) Neighborhood Revitalization, Public Facilities, and Infrastructure; and Special Populations. The needs of non-homeless special populations are incorporated into each of the priority needs and goals where appropriate.

This section outlines projects and activities for fiscal year 2020 beginning July 1, 2019 and ending June 30, 2020.

Eligible projects may be directly implemented by the local government or administered through partner agencies and eligible contractors, designated as sub-recipients. All federal regulations apply to projects that are supported with HUD formula grant funding.

#	Project Name
1	ESG19 City of Tucson
2	2017-2020 City of Tucson AZH19F002 (COT)
3	2017-2020 Southern Arizona AIDS Foundation AZH19F002 (SAAF)
4	City of Tucson HOME Administration
5	City of Tucson and Pima County HOME CHDO Projects
6	City of Tucson HOME Rental Development
7	City of Tucson Home Ownership - Down Payment Assistance
8	Pima County HOME Administration
9	Pima County HOME Ownership (Development and Down Payment Assistance)
10	Pima County HOME Rental Development
11	Pima County HOME Tenant Based Rental Assistance (TBRA)
12	City of Tucson Rental - El Portal
13	CDBG Lead Grant Match
14	Human and Public Services
15	Owner Occupied Housing Rehabilitation

#	Project Name
16	Public Facilities and Infrastructure
16	CDBG Administration and Planning
17	Pima County HOME Preservation

**Table 4 – Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

**The City of Tucson applied the following in determining priorities and addressing underserved needs:**

- 1) Changes in the housing market as described in the FY 2016-2020 City of Tucson/Pima County 5-year Consolidated Plan;
- 2) The documented past performance related to contracts, sub-recipients, programs and projects funded with the City's HUD entitlement grants in previous program years;
- 3) The funding levels for the City's HUD entitlement grants;
- 4) The opportunity to leverage local, State and Federal resources including City general funds, the Tucson Housing Trust Fund; the Tucson Public Housing Authority (PHA) rental units and preference programs and Section 8 vouchers; the State of Arizona Low-income Housing Tax Credit (LIHTC) funds and Lead based Paint Hazard Program funds and the funds allocated through the Continuum of Care/Shelter Plus Care process;
- 5) Achieving coordinated funding in the Consortium and administrative efficiencies in partnerships and contracts for housing and services with sub-recipients; and
- 6) Recognizing disparities in income, employment, housing and facilities which are indicators of urban stress, the City of Tucson adopted a Community Development Block Grant (CDBG) Target Area in program year 2013. This Target Area is based on information contained in a 2012 update to the City's Poverty and Urban Stress Report. The report documents disparities in urban stress based on factors such as income levels, education, housing issues and incidence of crime. Approximately 40% of the City of Tucson entitlement grant funding for FY 2020 will be committed to public facility and infrastructure improvement projects in the City of Tucson CDBG Target Area.

## **AP-38 Project Summary**

**Project Summary Information** (begins on next page)

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1	<b>Project Name</b>	ESG19 City of Tucson
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Emergency Shelter Rapid Rehousing/TBRA Homelessness Prevention Outreach, Support Services and Case Management
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	ESG: \$448,878
	<b>Description</b>	These funds will support ESG activities in the following categories: Emergency Shelter, Street Outreach, Homeless Prevention and Rapid Rehousing.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	These funds will support ESG activities in the following categories: Street Outreach – 850 homeless persons will be assisted Emergency Shelter – 81 homeless persons will be assisted Homeless Prevention 18 persons will be assisted Rapid Rehousing-67 households that are homeless will be assisted
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Programs include prevention, rapid rehousing, emergency services, and emergency shelters for homeless individuals and families. An additional 850 persons experiencing homelessness will be assisted through street outreach and case management.
2	<b>Project Name</b>	2017-2020 City of Tucson AZH19F002 (COT)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	HOPWA: \$41,259
	<b>Description</b>	This project is the City of Tucson administrative funds for the HOPWA program. This will provide partial funding for one FTE.
	<b>Target Date</b>	6/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project is for HOPWA administration.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	This project is for grant administration of the HOPWA grant.
<b>3</b>	<b>Project Name</b>	2017-2020 Southern Arizona AIDS Foundation AZH19F002 (SAAF)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Assistance for people with HIV/AIDS
	<b>Needs Addressed</b>	Special Needs Populations
	<b>Funding</b>	HOPWA: \$548,157
	<b>Description</b>	This project includes HOPWA project funds that are administered by the Southern Arizona Aids Foundation (SAAF) on behalf of the City of Tucson.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	292 persons that have HIV/AIDS or are part of a household where a member has HIV/AIDS.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	<p>Provide rental assistance for tenant based permanent housing units for 20 house holds</p> <p>Provide transitional/short term facility assistance to 65 households</p> <p>Provide short term rent, mortgage and utility assistance to 150 households</p> <p>Provide permanent housing placement services including move-in deposits and housing pre-screen assistance to 57 households.</p> <p>This service also provides case management and supportive services including transportation assistance, vital records to facilitate access to benefits and limited substance abuse related services to these same individuals and households.</p>
<b>4</b>	<b>Project Name</b>	City of Tucson HOME Administration

	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Decent Affordable Rental Housing Decent Affordable Owner Housing
	<b>Funding</b>	HOME: \$263,111
	<b>Description</b>	These funds support administration of the City HOME program. They will help support two FTE positions.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	
	<b>Planned Activities</b>	Administration of HOME program.
5	<b>Project Name</b>	City of Tucson and Pima County HOME CHDO Projects
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Rental Housing Development Owner-occupied Housing Rehabilitation
	<b>Needs Addressed</b>	Decent Affordable Rental Housing Decent Affordable Owner Housing
	<b>Funding</b>	HOME: \$526,222
	<b>Description</b>	HOME set asides for Community Housing Development Organization (CHDO). Joint commitment City and County.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City of Tucson and Pima County will assist one CHDO for six home units in a rental development that includes Low-income Housing Tax Credit (LIHTC) funding.
	<b>Location Description</b>	



	<b>Planned Activities</b>	The City of Tucson and Pima County to assist one CHDO this year for six home units in a rental development that includes Low Income Housing Tax Credit (LIHTC).
6	<b>Project Name</b>	City of Tucson HOME Rental Development
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Rental Housing Development
	<b>Needs Addressed</b>	Decent Affordable Rental Housing
	<b>Funding</b>	HOME: \$1,051,669
	<b>Description</b>	City of Tucson HOME Rental Development Project.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City of Tucson projects 60 units of new construction for low and moderate income households.
	<b>Location Description</b>	This project is Citywide but it is projected that 50% will be in the City of Tucson CDBG Target Area.
	<b>Planned Activities</b>	The City of Tucson will prioritize local HOME funds for rental projects within the City limits that are included in competitive applications for the allocation of State of Arizona Low-Income Housing Tax Credits (LIHTC). The local government contribution and commitment amount will remain flexible to address annual changes to the State's Qualified Allocation Plan (QAP) guidelines and to award HOME funds on a case-needed basis if other sources of local contributions, such as fee waivers or incentives, are available to satisfy the requirement. The set-aside of HOME funds as a source of local government contribution for LIHTC projects will continue to be a high priority for the City of Tucson in the development, rehabilitation and preservation of affordable rental housing. FY 2020 funding includes an estimated \$500,000 of program income.
7	<b>Project Name</b>	City of Tucson Home Ownership - Down Payment Assistance
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Home Purchase Assistance
	<b>Needs Addressed</b>	Decent Affordable Owner Housing

	<b>Funding</b>	HOME: \$300,000
	<b>Description</b>	The City of Tucson projects HOME Program home buyer down payment assistance will be provided to 60 families that are first time home buyers.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	60 low to moderate income families.
	<b>Location Description</b>	City of Tucson
	<b>Planned Activities</b>	The City of Tucson anticipates using \$300,000 in HOME funds for Home Owner assistance to 60 new home buyers.
8	<b>Project Name</b>	Pima County HOME Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Decent Affordable Rental Housing
	<b>Funding</b>	HOME: \$87,704
	<b>Description</b>	This funding supports Pima County HOME program administration costs.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	These funds support administration for the Pima County HOME program. They will help support one FTE position.
9	<b>Project Name</b>	Pima County HOME Ownership (Development and Down Payment Assistance)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Home Purchase Assistance
	<b>Needs Addressed</b>	Decent Affordable Owner Housing
	<b>Funding</b>	HOME: \$200,000

	<b>Description</b>	This project provides assistance to home buyers for purchase of new or existing affordable housing units.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Twenty-five (25) low to moderate income home buyers.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Provide down payment assistance to home buyers for the purchase of new or existing affordable housing.
<b>10</b>	<b>Project Name</b>	Pima County HOME Rental Development
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Rental Housing Development
	<b>Needs Addressed</b>	Decent Affordable Rental Housing
	<b>Funding</b>	HOME: \$349,440
	<b>Description</b>	This project will leverage funds for the new construction of rental housing units for low and very-low income renters.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Seven (7) low to moderate income families.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Provide funding for the development and construction of rental properties. Prioritize projects that maximize funding leveraged from other public and private resources, including but not limited to: Low Income Housing Tax Credit Program; Federal Home Loan Bank of San Francisco AHP, WISH, IDEA Programs; local bond programs; land and resources donated by local municipalities.
<b>11</b>	<b>Project Name</b>	Pima County HOME Tenant Based Rental Assistance (TBRA)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Rapid Rehousing/TBRA

	<b>Needs Addressed</b>	Decent Affordable Rental Housing
	<b>Funding</b>	HOME: \$50,000
	<b>Description</b>	PPima County is completing the planning stages for a TBRA Pilot program that is being designed to assist low and very low income working families in transition (homeless or at-risk homeless families and individuals) as well as households displaced from dilapidated manufactured homes. Assistance the will be limited to individuals who are referred through a County job training program, a County approved inmate re-entry program or by the County Mobile Home working group.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Six (6) families or individuals in transition including homeless or at-risk homeless families, individuals, and ex-offenders.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Provide tenant based rental assistance to low and very low income persons, families specifically those that are homeless, at risk of being homeless and ex-offenders.
<b>12</b>	<b>Project Name</b>	City of Tucson Rental - El Portal
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Rental Housing Development
	<b>Needs Addressed</b>	Decent Affordable Rental Housing
	<b>Funding</b>	HOME: \$1,000,000
	<b>Description</b>	Rehabilitation of Dodge El Portal Units
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	26 single person households.
	<b>Location Description</b>	5th Street and Dodge Boulevard
<b>13</b>	<b>Planned Activities</b>	Rehabilitation of 26 studio units.
	<b>Project Name</b>	Human and Public Services

	<b>Target Area</b>	TUCSON, AZ Citywide
	<b>Goals Supported</b>	Human and Public Services
	<b>Needs Addressed</b>	Human Services
	<b>Funding</b>	CDBG: \$827,830
	<b>Description</b>	This project includes FY 2020 CDBG-funded activities, which will provide crisis assistance and emergency assistance. Approximately 20% of the funding will be spent in the adopted CDBG target area. All funding will be directed to support programs that serve low to moderate income individuals and families.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 1,260 households will benefit from CDBG Human Services funding.
	<b>Location Description</b>	
	<b>Planned Activities</b>	<p>The City of Tucson is recommending CDBG funding for projects that address crisis assistance, intervention and prevention of domestic violence. CDBG funds will also assist homeless persons and families by supporting emergency shelters, outreach, case management and support services.</p> <p>The City of Tucson is recommending General Funds for 32 projects that provide support services including education, youth programs, elderly programs, nutrition assistance, food programs and family support.</p>
<b>14</b>	<b>Project Name</b>	Owner Occupied Housing Rehabilitation
	<b>Target Area</b>	TUCSON, AZ Citywide
	<b>Goals Supported</b>	Owner-occupied Housing Rehabilitation
	<b>Needs Addressed</b>	Decent Affordable Owner Housing
	<b>Funding</b>	CDBG: \$1,687,263

	<b>Description</b>	This program will assist 88 households with comprehensive housing rehabilitation services including roof replacement, home repairs, accessibility and sustainable housing rehabilitation. All households served will qualify as low/moderate income households.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The program will serve approximately 88 low to moderate income homeowner households.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	<p>The program will have two focus areas: 1) Healthy Homes Rehabilitation, and 2) Home Access.</p> <p>The Healthy Homes Rehabilitation Program will affect enduring functional and aesthetic improvement to Tucson housing and neighborhoods by providing a comprehensive rehabilitation of all systems within a home to mitigate hazards and correct all deficiencies in a minimum of 40 low income single family owner-occupied homes.</p> <p>The Home Access Program will remove barriers to safe access, allow a greater level of independent living, and reduce institutionalization for disabled persons through accessibility improvements and upgrades for approximately 48 low-income single-family owner-occupied homes. FY 2020 funding includes an estimated \$50,000 of program income.</p>
<b>15</b>	<b>Project Name</b>	Public Facilities and Infrastructure
	<b>Target Area</b>	TUCSON, AZ Citywide
	<b>Goals Supported</b>	Facilities and Infrastructure
	<b>Needs Addressed</b>	Revitalization, Public Facilities & Infrastructure
	<b>Funding</b>	CDBG: \$1,950,000

	<b>Description</b>	The ADA infrastructure improvements will be funded with \$1,500,000 CDBG to expand ADA compliance. The City of Tucson will fund facility improvements under the City of Tucson/Pima County Safe Healthy and Green program in the amount of \$200,000. The City of Tucson will allocate \$250,000 of CDBG funding in support of the Oracle Choice Neighborhoods Initiative and to further implementation of recommendations from both the Community Based Crime Reduction Initiative and the Rose Center Fellowship.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Safe Healthy and Green program will serve approximately 100 person that are homeless or in need of crisis assistance.  ADA improvements will serve approximately 10,500 persons who are elderly or disabled.
	<b>Location Description</b>	Approximately 70% of projects will be in the City of Tucson CDBG Target Area.
	<b>Planned Activities</b>	The City of Tucson and Pima County have implemented a CDBG funded Safe Healthy and Green program for an initial five years through FY 2018 to retrofit shelters and public service facilities for energy efficiency and sustainability. The program has been extended through FY 2020.  The ADA improvements will upgrade public facilities to expand ADA compliance.  The City of Tucson will allocate \$250,000 of CDBG funding for ADA and facilities improvements in the Oracle Choice Neighborhoods area.
<b>16</b>	<b>Project Name</b>	CDBG Administration and Planning
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Decent Affordable Rental Housing Decent Affordable Owner Housing Homelessness Human Services Revitalization, Public Facilities & Infrastructure
	<b>Funding</b>	CDBG: \$1,103,773

	<b>Description</b>	These funds will be used to administer all CDBG activities. \$76,827 will be used for planning activities and \$40,000 for Fair Housing education and compliance, and \$25,000 for a consultant to assist with preparation of the upcoming 2020-2025 HUD Five-year Consolidated Plan.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This funding is for administration and includes two planning activities.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Administrative activities that support the implementation of the CDBG grant.
17	<b>Project Name</b>	Pima County HOME Preservation
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Owner-occupied Housing Rehabilitation
	<b>Needs Addressed</b>	Decent Affordable Owner Housing
	<b>Funding</b>	HOME: \$180,000
	<b>Description</b>	Develop a housing rehabilitation/replacement program model that will use HOME funds to leverage other resources to greatest extent possible.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Two (2) low to moderate income homeowner households.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	



## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Unless otherwise noted, the projects and activities listed in this Annual Plan are offered City-wide to homeless persons, senior citizens, low-income residents, people with disabilities, people with HIV/AIDS, survivors of domestic violence, and Tucson's youth.

Over many years, the City of Tucson has documented and published an Urban Poverty and Stress Report. This report compares census tract data showing the areas with highest stress compared to the City as a whole, including factors such as income levels, education, housing issues and incidence of crime. Recognizing disparities in income, employment, housing conditions and choice, and facilities which are indicators of urban stress, the City of Tucson adopted a Community Development Block Grant (CDBG) Target Area in program year 2013. This Target Area is based on information contained in a 2012 update to the City's Poverty and Urban Stress Report and intersects with areas of minority concentration and high poverty rates as shown in the City of Tucson, City of South Tucson and Pima County 2014 Promise Zone application.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
TUCSON, AZ	40
Citywide	60

**Table 5 - Geographic Distribution**

## **Rationale for the priorities for allocating investments geographically**

The City of Tucson CDBG Target Area, which encompasses approximately 12.5 percent of the City by area, will be a primary focus for investment over the 5-year Consolidated Plan period (July 1, 2015 through June 30, 2020). The City estimates that \$ approximately 40% of the City of Tucson's CDBG entitlement grant funding for FY 2020 will be invested in the City of Tucson CDBG Target Area. The City's goal is to invest in facilities, housing, and support services for residents living in the target area to reduce urban stress and leverage other community investments in a comprehensive revitalization effort.

## **Discussion**

The City of Tucson will track activity funded within the City of Tucson CDBG Target Area and complete an evaluation of geographic distribution of investments that will be included in the Consolidated Annual Performance and Evaluation Report (CAPER) in fall 2018.

See Attachment 6 – AP-50 Additional Information, rationale for allocating investments geographically.

## Affordable Housing

### AP-55 Affordable Housing - 91.420, 91.220(g)

#### Introduction

The City of Tucson plans to provide affordable housing to 582 households. This includes rapid rehousing and permanent housing for the homeless, tenant based rental assistance for the homeless and special needs populations, new construction of rental units, home owner rehabilitation and home buyer assistance. In addition, the City will use General Fund dollars to provide 88 low income households with Acute Emergency Home Repairs and 155 low income elderly/disabled household with Home repair, adaptation and maintenance.

One Year Goals for the Number of Households to be Supported	
Homeless	273
Non-Homeless	213
Special-Needs	96
Total	582

**Table 6 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	319
The Production of New Units	30
Rehab of Existing Units	164
Acquisition of Existing Units	69
Total	582

**Table 7 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Aquisition of units includes home buyer assistance to renters acquiring home ownership units. (There is not a concise category to show this commitment of HOME and Tucson Housing Trust Fund money.)

The City of Tucson is the lead agency in the Consortium. The above numbers include Pima County commitment of HOME funds to new construction of rental housing and home purchase assistance.

## **AP-60 Public Housing - 91.420, 91.220(h)**

### **Introduction**

The City of Tucson Public Housing Authority (PHA) assists low-income renters by providing 1,505 units of public housing and other affordable rental housing; and 5,654 Section 8 Housing Choice Vouchers including 877 administered for Pima County, 636 HUD VASH vouchers for Veterans, 150 Family Unification Vouchers, and 46 Moderate Rehabilitation program units.

The City's public housing and other affordable rental housing units are administered by property management offices regionalized throughout the City. The property management team at each office is responsible for residential property management activities associated with its assigned projects including property maintenance and modernization work.

### **Actions planned during the next year to address the needs to public housing**

Per the City of Tucson's PHA plan, the following are actions planned to address the needs of public housing:

- Apply for additional rental voucher when available.
- Expand the availability of Housing Choice Vouchers and Public Housing units to homeless individuals and families.
- Reduce vacancies in public housing units by decreasing turnover time to 30 days or less.
- Pursue endeavors to increase the supply of accessible housing through development and rehabilitation.
- Afford opportunities to provide project-based vouchers to non-profit agencies that serve special populations and promote access to case management and other services.
- Continue to analyze the feasibility of Rental Assistance Demonstration (RAD).

In 2016 and 2017 the City of Tucson applied for Choice Neighborhoods Planning and Action Grants from the U.S. Department of Housing and Urban Development (HUD). The Choice Neighborhoods application, known as the Oracle Choice Neighborhoods Initiative (OCNI) encompasses 2.6 square miles and includes Tucson House, a 408 unit, seventeen-story public housing facility serving elderly and disabled persons that represents 27% of the local PHA public housing portfolio. A physical needs assessment for Tucson House prepared in support of the OCNI resulted in a "severely distressed" designation, due to the antiquated physical systems in the building. Tucson House is located in a high-stress neighborhood with an adopted revitalization area plan, the Oracle Area Revitalization Project (OARP).

The applications were not selected for funding. The City will evaluate future Choice Neighborhood grants if they become available and will continue to pursue other avenues to address the needs identified in the Choice Neighborhoods application to transform and revitalize Tucson House and the

surrounding neighborhood.

In October 2017, the Arizona State University School of Social Work was awarded funding for a Community Based Crime Reduction initiative for the Oracle Area. This initiative will support research, planning, and implementation activities to address social drivers of crime within an area that is largely coincident with the OARP and OCNI area. The Rose Center for Public Leadership in Land Use, a program of the National League of Cities (NLC) in partnership with the Urban Land Institute (ULI) chose the Oracle Area for its 2018 Fellowship Program. The Fellowship Program provided recommendations to improve community engagement, corridor identity, and pedestrian safety (approximately 2/3 of renters in the area who have no car). The City of Tucson will allocate \$250,000 of CDBG funding for facilities and infrastructure projects to further implementation of recommendations from both the Community Based Crime Reduction Initiative and the Rose Center Fellowship.

Through the above noted opportunities and others, the PHA will investigate options for making the needed improvements to Tucson House and will continue to integrate Tucson House residents and neighbors into collective processes and projects that will benefit all.

**Energy Performance Contract:** The PHA has done some preliminary evaluations and is considering an energy performance contract for the entire portfolio of public housing.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The Family Self Sufficiency (FSS) program is a voluntary program available to families who receive rental assistance through the public housing and Section 8 Housing Choice Voucher programs. Participants must have a genuine desire to work toward a living wage career within a five year period. Participants set and meet long and short-term goals for education, training, career development and job retention. The program's main focus is to help participants reach self-sufficiency so that they no longer need to depend on public assistance programs in order to provide for their families. Homeownership, savings and financial education are encouraged. Approximately one-third of graduates move on to homeownership.

The Resident Opportunities for Self-Sufficiency (ROSS) program provides additional assistance to public housing residents who may need more time to meet self sufficiency goals due to language barriers or lack of high school diploma. This is a three year program that will allow a participant to then transfer to the FSS program if more time is needed.

The Section 8 Home Ownership Program (SEHOP) provides an opportunity for low-income Housing Choice Voucher (HCV) holders to achieve homeownership. As of 2014 HCD had 25 HCVs available from AZ004 and an additional 15 HCVs from AZ033 for homeownership. Moreover, staff works with homeownership clients to educate them about other resources available in the community, e.g. those

available through the City's HOME program, Federal Home Loan Bank, sponsors of Individual Development Accounts, and products sponsored by the Industrial Development Authority such as mortgage revenue bonds and mortgage credit certificates.

Section 3 Plan: In accordance with the Section 3 Plan for The City of Tucson, the resident councils, as well as neighborhood associations are provided with information and their assistance is requested in notifying residents of available Section 3 training and employment opportunities. Additionally, training and employment opportunities are advertised in residents' newsletters as well as at all public housing management offices.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A

**Discussion**

DRAFT

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

The Annual Point in Time count in January 2018 counted 1,380 unduplicated persons in 1,165 households who were homeless and staying in shelters, permanent housing or on the streets. Of these 1,380 people, 1,201 (87%) were adults and 179 (13%) were children. The Veterans count showed 203 households and 229 persons. Other homeless subpopulations identified in the count included 374 adults with a serious mental disorder, 351 adults with a substance abuse disorder, 99 adults with HIV/AIDS, and 112 adult survivors of domestic abuse. When posted the 2019 Point-in-Time Count will be available at [www.tpch.net](http://www.tpch.net).

The City of Tucson is a member of the Tucson/Pima Collaboration to End Homelessness (TPCH). TPCH is a coalition of community and faith-based organizations, government entities, businesses, and individuals committed to the mission of ending homelessness and addressing the issues related to homelessness in Tucson and Pima County. They are charged with implementing the 2015 Continuum of Care Strategic Plan to End Homelessness. TPCH tracks all persons needing housing assistance through the Homeless Management Information System (HMIS) and then assesses and refers them to appropriate agencies. Information on the TPCH strategic plan can be found at [www.tpch.net](http://www.tpch.net).

The City of Tucson and Pima County 5-year Consolidated Plan includes the goal of permanent supportive housing units to the existing inventory. To assist with permanent housing, the Public Housing Authority (PHA) added a preference for homeless households limited to 10% of the PHA's portfolio of 1,505 total units and 10% of the PHA's voucher's (not including vouchers set aside for other special populations). The PHA awarded, through a competitive process, Human/Public Services Funds to several agencies to provide case management and 'wrap around services' to assist clients to transition to permanent housing. For FY 2015, thirty public housing units and fifty housing choice voucher were made available for qualified homeless families. In FY 2016, 100 housing choice vouchers were made available to agencies to be used for qualified homeless individuals and families. In FY 2018 150 public housing units and 479 housing choice voucher were made available for qualified homeless families.

Beginning 7/1/17 the PHA made available for referrals by any TPCH agency the remaining 314 homeless preference vouchers and 120 homeless preference Public Housing units with the following criteria:

- Individuals with a VI-SPDAT score of 14 or greater regardless of the chronicity status (HCV only)
- Individuals or families moving on from Permanent Supportive Housing that have been stably housing for 1 year or more, are actively engaged with medical and/or behavioral health services, have established regular income, have established relationships with mainstream resources, and have minimal need for regular case management targeting housing stability. (HCV or PH)
- Homeless families with children (Public Housing only)

The City also participated in the following efforts using these as a foundation for addressing the most serious issues associated with chronic homelessness; please see **Attachment 7 – AP-65** Additional Information for Introduction Section regarding 51 Homes and 25 Cities.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

For Fiscal Year 2020, the City of Tucson plans to use CDBG and ESG money to fund a variety of non-profit agencies to provide services to persons experiencing homelessness, those at risk of being homeless and homeless families with children. These activities are summarized below.

- Fund providers through the Continuum of Care process that propose to link housing to services
- Add 100 units of permanent supportive housing to existing housing inventory.
- Identify the needs of homeless and adapt the service system to meet their needs. Increase shelter services, transitional and permanent supportive housing
- Seek additional funds for medical, behavioral, substance abuse, and mental health services
- Fund services that enhance discharge planning and other preventive services
- Institute preventions strategies for rent, utility and mortgage assistance and debt and mortgage counseling
- Provide short-term assistance in the form of emergency shelters and motel vouchers
- Provide employment and training tied to housing assistance
- Implementation of Continuum of Care strategies through participation in the local process – Tucson/Pima Collaboration to End Homelessness (TPCH)
- Development of housing targeted to special needs populations
- Continued implementation of the TPCH Strategic Plan
- Expand permanent housing options for homeless individuals by increasing the number of public housing units and housing choice vouchers made available to qualified homeless individuals/families.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

ESG funds will be applied to projects providing shelter and assistance to homeless persons as well as providing funds to prevent homelessness. Funds provide essential services, including operations and



maintenance for facilities assisting homeless persons and services that prevent homelessness. Shelter Plus Care, Supportive housing and Rapid Rehousing will be used to pursue the majority of the housing and community development strategies to address homelessness. This will include permanent supportive housing and supportive services for the following targeted homeless populations:

- Low-income individuals and families with children;
- Single unaccompanied youth
- Pregnant and parenting youth
- Single women or men with children
- Severely mentally ill persons
- Chronically homeless individuals with multiple barriers to employment
- Veterans
- Victims of domestic violence

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City is investigating options of providing a facility that assists homeless individuals. This could include a homeless campus or a 24 hour public restroom structure, or similar alternative.

The City of Tucson intends to encourage local non-profit housing and support service agencies to pursue all available public and private funding to achieve the goals in the FY 2015 – 2020 Consolidated Plan. It is expected that funding from a combination of federal, state, local and private sources will be used to pursue the majority of the housing and community development strategies. All eligible funding will be pursued and non-profit entities will be encouraged to work with financial institutions to develop plans for leveraging private and public funds to the maximum extent possible.

**The ECHO (Ending Chronic Homelessness) Permanent Supportive Housing Program** is a collaborative effort that provides direct links between permanent housing, supportive services and employment programs to 63 clients including disabled individuals, chronically homeless individuals and families with children.

**Pathways:** The Pathway's program provides permanent supportive housing to a target population consisting of 16 clients that are experiencing homelessness including those chronically homeless, veterans, individuals', families, domestic violence, substance abuse, mental illness and HIV/AIDS.

**Shelter Plus Care Partnership:** The Shelter Plus Care Partnership program provides permanent supportive housing to a target population consisting of 88 clients that are experiencing homelessness including those chronically homeless, veterans, individuals', families, victims domestic violence, substance abuse, mental illness and HIV/AIDS.

**Shelter Plus Care IV - Operation Safe At Home:** The Shelter Plus Care IV program provides permanent supportive housing and services to a target population consisting of 81 clients who are experiencing homelessness including those chronically homeless, disabled veterans, domestic violence, substance abuse, mental illness and HIV/AIDS.

Prevention services include programs aimed at maintaining people in their homes, i.e. rent and mortgage assistance, utility payment assistance to prevent eviction, case management, housing counseling, landlord/tenant mediation/legal services, behavioral health services, referral services, income maintenance programs and food stamps, job training and placement, and guardianship/representative payee. In addition, prevention programs include supportive education regarding an owner/landlord's specific requirements, and information on tenants' rights and obligations under Arizona law.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

A subcommittee of the Tucson Pima Collaboration to End Homelessness (TPCH) established discharge procedures for homeless patients with all hospitals in Tucson/Pima County. These procedures were supplemented with information regarding shelter operations, admission requirements, names and addresses of emergency shelters and shelter staff. A workgroup has been formed to encourage additional coordination.

While the Prisoner Re-Entry program funded by the Department of Labor Employment and Training Administration has ended, local agencies Primavera Foundation and Old Pueblo Community Services continue to offer re-entry assistance to men and women recently released from the Department of Corrections facilities and reentering the community after incarceration. An array of enhanced and graduated supportive services is offered including individualized case management and transitional living facilities.

The City of Tucson is collaborating with Pima County on the Pay for Success Social Impact Bond program (or successor program) aimed at providing Permanent Supportive Housing to homeless clients that have been incarcerated two or more times in the past year and have a mental health diagnosis.

## **Discussion**

Funding to agencies described in the action plan is provided in the form of a contract between the recipient agency and the Housing and Community Development Department. The contract contains terms and conditions of funding, reporting and invoice requirements, performance and outcome expectations and service delivery levels, record keeping responsibilities, and consent to on-site monitoring as requested by the city. Funds are awarded to the ESG grantees on a competitive basis. The Request for Proposal Notice is released through the Continuum of Care as well as through the City Participation Process. The City Of Tucson and Pima County jointly make the funding allocations. Members of the allocation committee are selected for their knowledge of services and participation in the Continuum. Every effort is made to involve a homeless or formerly homeless person in the process. The committee ranks the proposals individually and then reviews them as a committee and makes the final funding recommendations.

**AP-70 HOPWA Goals - 91.420, 91.220 (I)(3)**

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	150
Tenant-based rental assistance	20
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	57
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	65
Total	292

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## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

The City of Tucson's action plan to barriers to affordable housing include:

- The City Of Tucson will continue to provide down payment and closing cost assistance for first time Homebuyers using funds from the Tucson Housing Trust Fund and HOME.
- Increase affordable housing options by dedicating HOME Rental Development funding for Low Income Tax Credit Housing projects and other projects publically funded.
- The City of Tucson will continue to use CDBG funds for our housing rehab program that helps maintain our housing stock and enables low/moderate income individuals to stay within their homes.
- Over the years, the City of Tucson has acquired residential properties in order to increase the affordable housing market in Tucson. Our El Portal portfolio is comprised of approximately 280 dwelling units owned by the City, which are not part of the Public Housing Authority, and are made available for rent to low/moderate income families.
- The City of Tucson will continue to monitor the Pima County Community Land Trust. This trust was created to address the high number of foreclosed homes that occurred during the recession. Foreclosed homes were acquired and rehabbed using the City's NSP 1, 2 and 3 funds. These homes were then transferred to PCCLT who in turn sells them to income eligible households.
- In FY 2019, the City of Tucson began the close-out process for our NSP 1 and NSP 3 programs by using all remaining treasury funds to purchase, rehabilitate, and resell a foreclosed home within the NSP program area.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

- Making contingent commitments of HOME funds of qualifying projects seeking Low-income Housing Tax Credit (LIHTC) financing;
- Providing preservation/enhanced vouchers for residents of projects with expiring periods of affordability, contingent upon at least twelve months' notice from the property owner;
- Improving the permit process for contractors rehabilitating the existing housing stock and developers undertaking infill projects.

- Providing a waiver for development impact fees for non-profit affordable housing providers when their residential development is for households that earn less than 100 percent of the area median income.
- To assist with permanent housing, the Public Housing Authority (PHA) added a preference for homeless households limited to 10% of the PHA's portfolio of 1,505 total units and 10% of the PHA's voucher's (not including vouchers set aside for other special populations). For FY 2015, thirty Public housing units and fifty housing choice voucher were made available for qualified homeless families. In FY 2016, 100 housing choice vouchers were made available to agencies to be used for qualified homeless individuals and families. In FY 2018 150 public housing units and 479 housing choice voucher were made available for qualified homeless families.

The City of Tucson plans to explore the following to mitigate and remove barriers:

- Fast-track permitting and approvals for affordable housing projects.
- Develop a policy that adjusts or waives existing parking requirements for affordable housing projects.
- The Infill Incentive District (IID) was adopted specifically to support the creation of urban neighborhoods, encourage sustainable infill development and address barriers to development in the downtown area.

Pima County's Comprehensive Plan – Pima Prospers – was finalized in 2016. Pima Prospers provides a structure for directly and indirectly addressing regulatory barriers to affordable housing development. The County will begin to implement the goals and policies of the Plan, including:

1. Reviewing the Inclusive Design Ordinance to consider further changes that will encourage aging in place, universal design and accessibility amendments.
2. Supporting a secondary dwelling ordinance or update to include innovative design and development standards, permit procedures, community education and a variety of incentives such as flexible zoning requirements and development standards; and allowing for owner-occupancy in either primary or secondary units.
3. Supporting an incentive program for developers to build innovative residential product types and designs of varying densities.
4. Integrating fair housing goals into planning and development processes to provide for a range and mix of household incomes and family sizes.
5. Providing a manual of strategies for creating a healthier environment based on the latest research and best practices in the field.
6. Implementing a Health Impact Assessment program for public and publicly-funded projects based on healthy communities principles.

7. Embracing principles of affordability and green building as mutually beneficial in reducing energy consumption, water use, material use and creating a healthier indoor environment; periodically updating existing codes and regulations to include the latest green standards, techniques and material; and creating an incentive program to encourage incorporation of green building techniques.

## Discussion

None

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## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

This section discusses the City's efforts in addressing underserved needs, expanding and preserving affordable housing, reducing lead-based paint hazards, and developing institutional structure for delivering housing and community development activities.

### **Actions planned to address obstacles to meeting underserved needs**

The City's central long-term community development goal is to focus resources on community needs, particularly the comprehensive revitalization of distressed areas and areas with high levels of poverty. Assisting LMI households throughout the City is a key community goal intended to ensure that neighborhoods not currently in distress do not become so. The City's General Plan – Plan Tucson – supports a framework of local policies that can significantly and positively impact housing and other needs of LMI residents and neighborhoods. The City's expectations are focused on sustainability, reserving land for economic development, and revitalization. Plan Tucson includes 4 focus areas – social, economic, natural and built environments. While many of the City's General Plan goals and policies are inter-related with Consolidated Plan goals and policies, the most relevant housing and community development goals include stabilizing and improving the existing housing stock, increasing affordable housing options, and support programs that expand economic development opportunities. The City of Tucson will support non-profit agencies that provide

- Provide support to elderly and disabled including emergency repairs, senior companion program, independent living support, mobile meals, nutrition programs, respite programs and homecare services
- Provide support for youth and families including early childcare development, daycare tuition support, parent education and support, and after school programs.
- Support services including temporary shelters for homeless and victims of domestic violence, plus other support such as case management, emergency food assistance, intervention.

**Community Planning Efforts focused on seniors:** On September 7, 2016 Mayor and Council adopted Resolution #22621 related to Tucson's Designation as a World Health Organization (WHO) Age Friendly City. The PHA participates in the planning process that is focused on the needs of seniors. This effort will result in a plan that incorporates benchmarks that can be used to set goals for Tucson's AARP Plan and to measure progress in meeting those goals. The livability issues listed below were identified by a national AARP survey and are consistent with the goals of the PHA:

- More housing options, affordable housing including accessory dwelling units, and active/assisted living communities
- Accessible and affordable public transportation



- Increased police presence and communication between police and community residents
- Housing located close to stores, transportation, health care facilities and other community services.

### **Actions planned to foster and maintain affordable housing**

- Increase affordable housing options by prioritizing HOME Rental Development Funding for Low Income Housing Tax Credit Housing Projects. Developers of affordable housing are finding it more difficult to finance their projects. The ability to win a LIHTC project is becoming more competitive as other traditional funding options are more restrictive or no longer available. Therefore, the City of Tucson will provide conditional support of project costs for gap funding for applications meeting the City's requirements. This support will allow applicants to gain additional points which may then facilitate a successful application.
- Coordinate housing counseling and education resources with down payment, closing cost and new development funding. Offer counseling and education to owners in gentrifying neighborhoods.
- Continue to support the Housing Rehab program that provides rehab assistance to low-income owner occupants. This rehab assistance ensures these occupants may continue to live in their homes.
- Provide preservation / enhanced vouchers for residents of projects with expiring periods of affordability, contingent upon at least twelve months notice from the property owner.

### **Actions planned to reduce lead-based paint hazards**

Any structure built before 1978 that is proposed for rehabilitation under federal programs is tested for lead-based paint. Notices and requirements regarding testing and removal of lead-based paint are provided to program participants, contractors and project sponsors. Licensed contractors are available to perform appropriate abatement and/or removal procedures if lead-based paint is present.

The City follows strict HUD guidelines for testing and abatement of lead-based paint and other hazardous substances, requiring contractor and subcontractor compliance with guidelines. Rehabilitation activities are procured through a bidding process and contracted to licensed contractors. All contractors and subcontractors are required to comply with HUD Lead Safe Housing requirements and federal National Environmental Policy Act environmental review procedures. In addition, the City follows a multi-pronged approach to reduce lead hazards:

1. Section 8 Housing Choice Vouchers. The PHA inspects prospective dwellings constructed prior to 1978 that will have a child under the age of six residing therein, for compliance with EPA and HUD Lead Based Paint rules and regulations. The inspection includes visual inspections for

chipped, peeling, chalking and deteriorated interior and exterior paint. Clearance testing may be performed after remediation by the property owner, to assure a lead-safe environment.

2. Public Education. Lead Hazard Information is distributed to participants in homeownership and rental programs including distribution of HUDs *Protect Your Family from Lead in your Home* brochure.

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The City of Tucson applied for a Lead Based Paint Hazard Control and Healthy Homes Grant in April of 2016, and is currently operating a \$2.9 million Lead based Paint Hazard Control (LBPHC) + Healthy Homes Program that will end in September of 2019. The City of Tucson will apply for the next round of LBPHC funding, anticipated to be available beginning in late 2019.

### **Actions planned to reduce the number of poverty-level families**

The City of Tucson will work to increase economic activity, promote jobs-based education, and provide services to help lower-income households attain higher-wage employment. Together these efforts serve to reduce the incidence of poverty.

- Most activities undertaken with CDBG, HOME, ESG and HOPWA funds are efforts to reduce the number of persons living in poverty and improve the quality of life for city residents. The City will continue to support emergency assistance programs, and a variety of other support services that are used by low-income households to obtain basic necessities.
- Continue to support economic development activities and employment, focusing on employment convenient to public transportation and working in partnership with workforce investment agencies;
- Continue to incorporate training for contractors and other private sector entities to increase understanding of and participation in HUD programs, with emphasis on Section 3 and Labor Standards that promote economic self-sufficiency
- On March 17, 2015 HUD conditionally approved a Section 108 loan in the amount of \$8 million for a downtown hotel project (AC Marriott). Construction has been completed the hotel is now open. This project will create approximately 160 new jobs.
- **Oracle Choice Neighborhoods and Related Initiatives:** In 2016, 2017, and 2018 the City of Tucson applied for Choice Neighborhoods Planning and Action Grants from the U.S. Department of Housing and Urban Development (HUD). The Choice Neighborhoods application, known as the Oracle Choice Neighborhoods Initiative (OCNI) encompasses 2.6 square miles and includes Tucson House, a 408 unit, seventeen-story public housing facility serving elderly and disabled persons that represents 27% of the local PHA public housing portfolio. A physical needs assessment for Tucson House prepared in support of the OCNI resulted in a “severely distressed” designation, due to the antiquated physical systems in the building. Tucson House is located in a high-stress neighborhood with an adopted revitalization area plan, the Oracle Area Revitalization Project (OARP).

In September 2018 the City of Tucson was awarded a \$1.3 million Choice Neighborhood grant. The Oracle Choice Neighborhood Initiative will develop a comprehensive neighborhood Transformation Plan to guide the revitalization of Tucson House, the City of Tucson’s largest public housing asset, while simultaneously directing the transformation of the surrounding neighborhood.

In October 2017, the Arizona State University School of Social Work was awarded funding for a Community Based Crime Reduction initiative for the Oracle Area. This initiative will support research, planning, and implementation activities to address social drivers of crime within an area that is largely coincident with the OARP and OCNI area. The Rose Center for Public Leadership in Land Use, a program of the National League of Cities (NLC) in partnership with the Urban Land Institute (ULI) chose this same area for its 2018 Fellowship Program. The Fellowship Program provided recommendations to improve community engagement, corridor identity, and pedestrian safety in the area (approximately 2/3 of renters in the area do not have access to a car).

The City of Tucson will allocate \$250,000 of CDBG funding for facilities and infrastructure projects to further implementation of recommendations from the Community Based Crime Reduction Initiative, the Rose Center Fellowship, and support the Oracle Choice Neighborhood Initiative.

- **Energy Performance Contract:** The PHA has done some preliminary evaluations and is considering an energy performance contract for the entire portfolio of public housing.

### **Actions planned to develop institutional structure**

The Delivery System provides a full array of services to low and moderate income households and people with special needs, including people with HIV/AIDS. HCD carries out its mission through direct delivery of services and programs and funding of other City departments, nonprofit organizations and for-profit developers. Specific agencies and organizations that work with the City are selected on an annual basis. The City of Tucson recognizes the benefits of increasing administrative efficiencies to improve the delivery system. Planned actions for the coming year include:

1. Beginning in FY 2018, City and County coordinated the application process for public services. This allowed applicants to prepare Request for Proposal responses electronically using the same software for both the City and County. This reduced duplication of applications for same services.
2. Beginning in FY 2018, The City of Tucson required agencies applying for public service grants to request a minimum of \$50,000 per grant to reduce the number of grants awarded thereby reducing administrative costs.
3. Evaluate renewable (multi-year) contracts contingent on performance;
4. Dedicating resources to coordinated assessment
- 5.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City benefits from a city-wide network of housing and community development partners, such as the Tucson Metropolitan Housing Commission, the Housing Rehab Collaborative, the Tucson Pima Collaboration to End Homelessness, and Pima County Community Development and Neighborhood Conservation Department. The City will continue to create partnerships between public institutions, non-profit organizations, and private industry for the delivery of affordable housing and community development activities for low-and moderate-income households, neighborhoods, and at risk populations. The use of non-profit agencies to deliver such services has expanded over the past several years, thus increasing the coordination and cooperation between the City and these entities.

### **Discussion**

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## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

#### Introduction

The City of Tucson will have estimated amount of \$500,000 in HOME Program Income to be committed and spent down in the upcoming fiscal year. CDBG Program Income of \$50,000 will be also be reprogrammed in the coming fiscal year. Proceeds from Section 108 projects will not be received in this program year and surplus funds, returned funds or float-funded activities do not apply to the City of Tucson.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	50,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>50,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The top priority of the HOME program is the commitment of rental development funds to Low Income Housing Tax Credit (LIHTC) applicants to maximize the points provided in the Qualified Allocation Plan (QAP) in this category. The City has also identified two sources for HOME eligible activities:

- \$500,000 from HOME program income for affordable rental projects
- The 25% HOME Match requirement will be met using General Funds and local incentives.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Affordability of HOME funds shall be maintained by either the resale or recapture method as outlined in the HUD HOME Resale and Recovery Summary. A Note and Deed of Trust will be recorded to ensure the required period of affordability is met.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City of Tucson and Pima County resale and recapture provisions are provided in Attachment 8.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME funds will not be utilized in this manner.

## Emergency Solutions Grant (ESG)

1. Include written standards for providing ESG assistance (may include as attachment)

Our policy manual for the Emergency Solutions Grants Program is attached as Appendix D. The Tucson-Pima County Collaboration to end Homelessness has adopted Continuum of Care Program Written Standards which are provided as Appendix E.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Continuum of Care has begun a centralized/coordinated entry and assessment system consistent with HUD standards. Through the 25 Cities Initiative, a coordinated entry system is in place. Homeless service providers throughout Pima County utilize the Vulnerability Index and Service Prioritization Decision Assistance Tool (VI-SPDAT) as the common assessment tool for individuals who are homeless. The SPDAT is entered into the HMIS system by the agency completing it, and HMIS staff then matches the highest scoring client through their length of time homeless, their medical vulnerability, over all wellness, unsheltered sleeping location and age with the appropriate housing. Veterans with a high score are referred to the VASH program, and bridge housing through one of the VA programs with the next available housing that fits their needs.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The Tucson Pima Collaboration to End Homelessness (TPCH) has a workgroup that makes recommendations for ESG priorities.

Process for Sub-Awards: Funds will be awarded by the ESG Grantees on a competitive basis. The Request for Proposal Notice is released through the Continuum of Care as well as through the City Participation Process. The City of Tucson and Pima County jointly make the funding allocations. Members of the allocation committee are selected for their knowledge of services and participation in the Continuum. Every effort is made to involve a homeless or formerly homeless person in the process. The committee ranks the proposal individually and then reviews them as a committee and makes the final funding recommendations.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions



regarding facilities and services funded under ESG.

The Tucson Pima Collaboration to End Homeless (TPCH) has several former homeless persons on their governing board. TPCH assists with outlining priorities for ESG grants.

5. Describe performance standards for evaluating ESG.

Pima County and the City of Tucson in consultation with the Continuum of Care developed performance standards that provide measures to evaluate the effectiveness of

1. Targeting those who need the assistance the most
2. Reducing the number of people living on the streets and emergency shelters
3. Shortening the time people spend homeless
4. Reducing each program participant's housing barriers or housing stability risks

**Does the action plan identify the method for selecting project sponsors (including providing full access to grassroots faith-based and other community organizations)? Note: Due to a system**

The City of Tucson Housing and Community Development Department selects the Southern Arizona AIDS Foundation (SAAF) for its HOPWA program, as SAAF is the only organization in Tucson that specialized in providing HOPWA services.

SAAF is a community-based organization in Southern Arizona providing case management, housing, and support services for people living with HIV/AIDS and their families; comprehensive prevention and education programs to reduce the rate of infection; and trainings and opportunities for community members to fill critical roles. SAAF is a member of the Pima County HIV/AIDS Consortium and the Tucson Pima Collaboration to end Homelessness, the Continuum of Care for Tucson and Pima County.

SAAF as project sponsor, administer HOPWA Housing Subsidy Assistance in the form of Short-term Rent, Mortgage and Utility assistance (STRMU), Supportive Services (including case management and transportation), Emergency Shelter Vouchers (Short-term Supportive Facility) and Permanent Housing Placement Services (including move-in costs and housing prescreen assistance). The City of Tucson works through its Section 8 program as project sponsor to provide Tenant Based Rental Assistance (TBRA) with SAAF providing case management to those in the TBRA units.

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